

HR Heather Ridge



Volume 12

Metro Matters

August 2022

Number 8



Serving the Heather Ridge Metropolitan District communities of Burgundy, Chimney Hill, Cobblestone Crossing, Cobblestone, Country Club Ridge, Double Tree, Fairway 16, Heather Ridge South, Strawberry, and Sausalito

HR *Heather Ridge*
PUBLISHER'S NOTE

Congratulations to our Friends of the Fairways winners. I really enjoy this part of my job — viewing and taking pictures around the golf course. Please stop by our sponsor and neighbor, “Nick’s Garden Center and Farm Market”, and tell them how much you appreciate their support of our community. You can view this year’s winners and a few previous year’s winners on pages 14-17.



If you have considered taking up golf, I suggest you look in to joining either the Heather Ridge Men’s or Ladies Golf Clubs. For more information stop by the pro-shop and get to know the members and meet some new friends. We have some great pictures from the 18-Hole Ladies' Golf on pages 12-13.

Barry McConnell
Publisher

COVER

Patio at 2695 "C" S Xanadu Way — Burgundy

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Heather Ridge *Metro Matters* welcomes letters and other articles regarding community issues. Letters must be signed, dated and include the writer’s phone number. Letters may be edited due to space limitations and for clarity. ©2014, HomewoRx Publishing. All rights reserved. Reproduction in whole or in part without written permission is prohibited. The Publisher does not necessarily endorse the companies, products or services advertised in Heather Ridge *Metro Matters*.

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Metropolitan District**
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Vice President Van Lewis
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Treasurer Charlie Richardson
James Cronin
Jane Klein
Kay Griffiths

Regular Meeting Schedule: **HRMD
4:00 pm, 3rd Thursday
each month** at Heather Ridge
Clubhouse, providing there is
business to conduct, but always the
3rd Thursday in April and October.
Email info@HRColo.org for an
invitation.

**Heather Ridge
Metropolitan District**
303-755-3550 ext. 5
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heatherridgecolorado.org

Heather Ridge Golf Club
13521 E Iliff Ave Aurora, CO 80014
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Heather Ridge *Metro Matters* is
published monthly for the residents of
Heather Ridge. Publisher: HomewoRx
Publishing, Barry McConnell.
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Heather Ridge **METROPOLITAN DISTRICT**

Thanks Jim Franek

For 11 years, Heather Ridge Golf Course and its guests have been greeted in the Pro Shop with a generous smile, enthusiasm and friendship. Our friend, Jim Franek will be leaving his post in the Pro Shop at the end of July, 2022. Jim and his wife, Kathy, will be moving to Illinois to enjoy more quality time with their children and grandchildren. We are forever grateful for all of Jim's generosity, loyalty, knowledge and contributions to Heather Ridge. We send Jim and his family off with gratitude and cheer in their adventures that lie ahead. Thank You and Only the Best to You Jim!!

Thank you,
 Audrey Romero
 Golf Operations Manager
 Golf Club at Heather ridge
www.golfclubatheatherridge.com



2022 Legislative Acts

News you can use from this year's Legislative Acts (see last month's issue for HOA legislation).

- **SB22-139** – new state holiday, June 19, Emancipation of Slaves in the United States.
- **SB22-154** – requires 30-day notice for involuntary discharges from nursing homes.
- **SB22-171** and **HB22-1041** – adds others to list of people who can have personally identifying info pulled from public records; creates a penalty for people posting protected info on Internet.
- **SB22-224** – allows donor-conceived people to request info about the person providing genetic material for their conception.
- **SB22-228** – requires retailers to accept cash payment.
- **SB22-233** – temporarily changes distribution of Taxpayer Bill of Rights relative to incomes.
- **SB22-234** – allows immigrants regardless of their status to collect if they have paid in unemployment.
- **SB22-238** – caps property value used determining property taxes for next two property tax years.
- **HB22-1028** – allows bicycle riders to treat stop signs as yield signs.
- **HB22-1055** – exempts hygiene products from sales tax.
- **HB22-1090** – clarifies that just because a child is unattended it is not neglect.
- **HB22-1111** – requires insurance companies to pay out at least 65% for fire losses, extending time lines for filing other reports.
- **HB22-1155** – shortens time period high school students must live in Colorado to qualify for in-state tuition from three years to 12 months.
- **HB22-1205** – extends credits up to \$1000 to certain older adults under homestead property tax exemptions.
- **HB22-1253** – requires car rental companies to give renters options for disability driving.
- **HB22-1279** – codifies the right to abortion into state law.
- **HB22-1314** – new rules about towing vehicles.
- **HB22-1355** – creates statewide recycling program paid for by producers of products with short-term packaging such as paper, plastic, glass, metal or flexible forms.
- **HB22-1137** – mandates transparency and communication means for HOAs along with foreclosure issues.
- **SB22-260** – adds new fees targeting users of the state's roads and highways, including Amazon, UPS, Doordash, Uber and Lyft, and car sharing rentals lasting at least 24 hours.

Van Lewis

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August 2022

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	1	2	3	4	5	6
7 AUGUST 8 6:30 pm Sausalito Annual Mtg. on lawn near the Victor Street pool. NOTE: August 8	8 6 pm Burgundy HOA Mtg at Burgundy Clubhouse or Virtual 6 pm Cobblestone Crsing Annual HOA Mtg Conf Rm HR Golf Course	9	10 6 pm CH HOA Meeting via Microsoft Teams 6:30 pm Sausalito HOA Mtg. via Zoom	11	12	13
14	15 5:30 pm CCR Board Mtg via Zoom	16	17 6 pm Fairway 16 HOA Meeting at Fairway Clubhouse 2600 S. Vaughn Way	18  6:30 pm Strawberry HOA Meeting via Zoom	19	20 METRO MATTERS DEADLINE 8-16-2022 FOR SEPT ISSUE
21	22 6 pm Cobblestone HOA Mtg via Zoom	23 5:30 pm HRS HOA Meeting contact Board Member	24	25	26	27
28	29	30	31			



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Read the Story, Not the Headline

Realistically, most people just read the headlines, listen to news talking points, or chat with others espousing their perspectives. Such is life. As Bob Dylan *almost* sang decades ago, “The times they’re *Not* be a changin’” when it comes to gathering information. People are people.

For the past two or three months, Pete and I have written about market changes behind the headlines. And, we have been spot-on! As I wrote in July, “Market changes have been and will be more matters of degree than magnitude.”



Van Lewis
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For example, are declining home sales a good or bad thing? Sales have been declining for months because inventory remains historically low. And why is inventory historically low? Because demand is historically high. The Millennials arrived late to their “real estate party” that their parents, the Boomers, enjoyed. For the past two years, buying was fueled by good incomes and jobs, remote office working tools, and low interest rates.

Low rates are no more, but mortgage rates at still historically low. The shock of 5.5% from 3% will soon wear off as home prices stabilize and inventories rise. . . and that’s happening now behind the headlines. Sellers and agents are now pricing to today’s market, not yesterday’s prices. Also, a recession might be a good thing realigning market forces with housing needs and inflation.

What’s Happening in Heather Ridge Real Estate?

One glance at Heather Ridge’s inventory lists shows more homes for sale than at any other time this year. . . and perhaps last year. However, behind the headlines is the fact that more homes are Pending as well as Closed homes in Heather Ridge. This is truer for Heather Ridge than metro Denver. The metro Denver trend of fewer closed sales started at the beginning of the year, but not so for Heather Ridge. Heather Ridge is on track to exceed last year’s total Closing (129) as well as a growing number of sales over \$500,000. Pete and I are thankful to the many sellers asking us to help them. We are setting record prices each month.

However, like metro Denver, homes in Heather Ridge are seeing price reductions for over-priced homes. Marketing time is a bit longer as well as more homes returning to market after initially going under contract. Also, “Withdrawn from Market” homes are being “relisted” by other agents because they didn’t sell. All of the above are normal indications of a market gently returning to “normal,” whatever that may be.

Van Lewis

Active Homes for Sale as of July 16, 2022

HOA	Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$305,000	2471	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry I	\$339,900	2696	S Xanadu Way B	2 - 2	1,153	1 Carport	2 Story
Burgundy	\$345,000	2695	S Xanadu Way A	2 - 2	1,162	1 Gar, Att, 1 Sp	2 Story
Strawberry II	\$354,000	2411	S Xanadu Way C	2 - 2	1,091	1 Carport	2 Story
Strawberry II	\$367,000	2411	S Xanadu Way D	2 - 2	1,091	1 Carport	2 Story
Sausalito	\$374,500	2418	S Victor St C	3 - 2	1,300	2 Gar, Att	2 Story
ChimneyHill	\$396,000	2013	S Worchester St	2 - 2	1,512	1 Gar, Att	2 Story
Sausalito	\$424,999	2500	S Victor St D	3 - 2	1,230	2 Gar, att	2 Story
Sausalito	\$425,000	2504	S Victor st C	3 - 2	1,230	2 Gar, Att	2 Story
Fairway 16	\$482,000	2610	S Vaughn Way A	3 - 4	1,650	2 Gar, Att	2 Story

Homes Pending as of July 16, 2022

HOA	List Price	No.	Street	Be/Ba	SqFt	Gar/Spaces	Style
Strawberry II	\$215,000	2451	S Xanadu Way A	2 - 2	1,091	1 Carport	2 Story
Strawberry I	\$225,000	2650	S Xanadu Way C	1 - 1	856	1 Carport	2 Story
Strawberry I	\$225,000	13641	E Yale Ave D	1 - 1	843	1 Carport	2 Story
Strawberry I	\$335,000	2680	S Xanadu Way C	2 - 2	1,127	1 Carport	2 Story
Strawberry II	\$349,900	2461	S Xanadu Way D	2 - 2	1,091	1 Carport	2 Story
Burgundy	\$360,000	2667	S Xanadu Way C	2 - 2	1,314	1 Gar, Det	2 Story
Cobblestone	\$365,900	1937	S Xanadu Way	2 - 2	1,392	1 Space	2 Story
Cobblestone	\$370,000	2142	S Victor St A	2 - 2	1,208	1 Space	2 Story
Sausalito	\$390,000	2477	S Victor St A	3 - 2	1,282	2 Gar, Att	2 Story
Cobblestone Crossing	\$399,000	13476	E Asbury Dr	3 - 2	1,392	1 Space	2 Story
Heather Ridge South	\$400,000	2879	S Xanadu Way	3 - 3	1,685	2 Gar, Att	2 Story
Sausalito	\$414,900	2511	S Worchester St C	3 - 2	1,230	2 Gar Att,	2 Story
Country Club Ridge	\$439,900	2280	S Vaughn Way 203	3 - 2	1,693	1 Gar, Att	2 Story
Fairway 16	\$475,000	2698	S Vaughn Way F	4 - 4	1,650	2 Gar, Att	2 Story
Country Club Ridge	\$514,900	2250	S Vaughn Way 102	3 - 2	1,722	3 Gar, Att	2 Story

Homes Closed from June 16 to July 16, 2022

HOA	Sold Price	No.	Street	Be/Ba	SqFt	Sold Terms	Concess	Seller Type
Strawberry I	\$279,000	13645	E Yale Ave B	1 - 1	856	Conventional	\$0	Individual
Strawberry II	\$317,500	2441	S Xanadu Way B	2 - 2	1,091	Conventional	\$0	Corp/Trust
Strawberry II	\$345,000	2419	S Xanadu Way C	2 - 2	1,091	FHA	\$3,107	Individual
Strawberry II	\$359,000	2469	S Xanadu Way D	2 - 2	1,091	FHA	\$0	Individual
Cobblestone	\$370,000	1931	S Xanadu Way	2 - 2	1,392	Conventional	\$0	Individual
Burgundy	\$375,000	2625	S Xanadu Way F	2 - 2	1,314	Conventional	\$500	Individual
Sausalito	\$395,000	2497	S Victor St D	3 - 2	1,230	Conventional	\$0	Individual
Heather Ridge South	\$400,000	2701	S Xanadu Way	2 - 2	1,365	FHA	\$1,400	Individual
Cobblestone	\$420,000	2033	S Worchester St	3 - 3	1,344	Conventional	\$0	Individual
Fairway 16	\$430,000	2416	S Vaughn Way A	2 - 2	1,365	Conventional	\$8,000	Individual
Heather Ridge South	\$435,000	2776	S Wheeling Way	2 - 2	1,365	Cash	\$0	Individual
Doubletree	\$519,900	2663	S Vaughn Way	4 - 4	1,919	Cash	\$0	Corporation

RE/MAX Alliance

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Please remember don't leave home without them.

Contact me

Notice to Readers: Van Lewis and Pete Traynor are disclosing the properties displayed herein were marketed in REColorado (formerly MLS) and are not their sales only. Other agents listed and marketed many of them under a joint cooperative agreement with REColorado and its broker members.

Heather Ridge Golf Club News

Heather Ridge Men's Golf Club 2022 Schedule

Sat 8-6-22	Two Man Point Par, Pick Your Partner (Partners must be within 10 Strokes) Tee Times Start at 8:06 am
8-13-14-22	Club Championship, Playing Groups Set by Computer (A Flight Plays from Blue Tees) Tee Times Start at 8:06 am
Sat 9-3-22	Tournament of Champions/Non-Winners Tournament – Playing Groups Set by Computer Tee Times Start at 8:06 am
Sat 9-17-22	Four Man Best Ball (2 Scores Per Hole from Team) (Computer Draw) Tee Times Start at 8:06 am
Thur 9-29-22	Men's Club Fall Banquet
Sat 10-1-22	Two Man Scramble, Flighted – Pick Your Partner Tee Times Start at 9:18 am

HR Men's Golf Club

Golf is going full steam now!!! First off, though, the Men's Club would like to give a shout out to Bob and Nic and the grounds crew at the course. Not a lot of rain since May and the course is in fantastic shape. Thanks guys for all the hard work, it is greatly appreciated!!!

6-6-6 June 25th

Flight 1:

1st Coppen/Costa \$140 team; 2nd Hussmann/Taner \$90 team; 3rd Smith/Vanhooser \$40 team

Flight 2:

1st Thomson/Van Brunt \$140 team; 2nd Schmit/Palea \$90 team; 3rd Dawson/Weeks \$40 team

Flight 3:

1st Andersen/Sartori \$140 team; 2nd Lyle/Johnson \$90 team; 3rd Triplett/Wallace \$40 team

CTP: #5 Hussmann/Taner; #8 Coppens/Costa; #10 Dawson/Weeks; #14 Hussmann/Taner

Red, White, and Blue Scramble July 2nd

1st

Hussmann, Koches, Stachowski, and Sartori \$320 team

2nd

Smith, Harmon, Bade, and Meeks \$220 team

3rd

Larson, Richard, Wallace, and Johnson \$120 team

4th

Cole, Mead, Hornstra, and Hoole \$80 team

CTP: #5 Triplett team; #8 Triplett team; #10 Richard team; #14 Hussmann team

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18-Hole Ladies' Club

This issue has pictures of the teams from our Member/Member-Member/Guest tournament. A great time! A big thank you to Christi Clay and her committee for a job well done.

Coming up is the Club Championship on Saturday and Sunday, August 27 and 28. Watch for the invite. We're hoping for lots of participation.

**Teresa Anderson
 Publicity**

(Photo from Member/Member-Member/Guest
 Tournament on pages 12 and 13)



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18-Hole Ladies' Club June 16 Back to 80's Tournament





2022 Friends of the Fairways Competition



Our 8th Annual "Friends of the Fairways" competition was just as exciting as the previous events even 90-101 degree hot weather Colorado has been experiencing. In early July I visited the 10 HOA communities that surround the Heather Ridge golf course taking pictures and meeting several great neighbors and creative gardeners. They were very well versed in their gardening endeavors and were excited to discuss the pros and cons of gardening in Colorado — an arid environment. The most difficult task I always encounter is trying to pick the winners out of the many nominees. Special thanks to **Nick's Garden Center and Farm Market** for being the Sponsor again this year.

Publisher/Editor Barry McConnell



2022 Friends of Fairway and Off the Fairway Winners

- | | |
|--|----------------------------------|
| 1st Place — Liz Van Dell, ChimneyHill Hole #4 | \$200.00 Nick's Gift Certificate |
| 2nd Place — Karen Klem, Cobblestone Hole #7 | \$100.00 Nick's Gift Certificate |
| 3rd Place — John & Bev Hartnett, HRS Hole #15 | \$ 50.00 Nick's Gift Certificate |



Off the Fairway

- | | |
|---|----------------------------------|
| 1st Place — Gordana Bozie, Fairway 16 | \$200.00 Nick's Gift Certificate |
| 2nd Place — Mary McDaniel, ChimneyHill | \$100.00 Nick's Gift Certificate |

Multiple Year Winner - Honorary President's Award — Debra Jones



*Good Neighbor
Honorable
Mention*

*Carmen Jones
& Sheila Debaets*

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Fairway 16
Ilele 216



Off The L

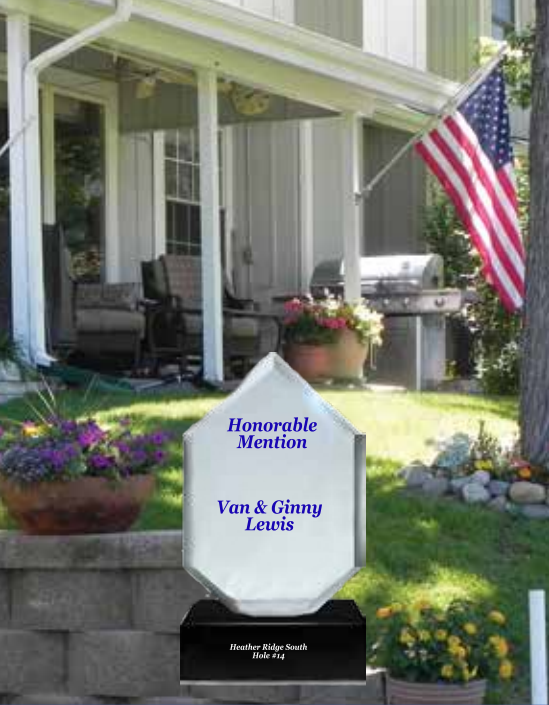


*1st Place
Off the
Fairway*

*Gordana
Bozie*

2690 "D" S Vaughn Way
Fairway 16





*Honorable
Mention*

*Van & Ginny
Lewis*

Heather Ridge South
Hole #14



*Honorable
Mention*

*Ray & Kay
Griffiths*

Cobblestone
Hole #8

Fairway



*Honorable
Mention
Off the
Fairway*

*Louis
Malbrough*

2496 "A" S Vaughn Way
Fairway 16



*2nd
Place
Off the
Fairway*

*Mary
McDaniel*

13622 E Evans
Chimney Hill

Chimney Hill



Pool Enjoyment and Speed Limit: Record breaking heat in July encouraged many residents to find comfort in the community pool, and August is expected to keep residents heading to the pool waters to escape the summer heat. For many, to enjoy the relaxing experience, they walk with refreshments along the community roads to the pool area, providing just one more reason why drivers need to enter and drive through the community at the posted 10 MPH speed limit. Keeping our neighbors happy and safe helps us all stay happy and safe.

Water Conservation and Landscaping: Along with the heat, we have had days with afternoon storms, but the rain

has been light, not enough to ease our community out of drought conditions. More residents have been applying some water conservation measures, but more can be done. It is tough to see some of our landscape and garden areas showing some signs of suffering, but doing a little extra watering on one's own beyond the current irrigation restrictions being followed by our landscaping company only adds pressure to the drought conditions and brings more costs to the HOA. Proper water conservation is best for our community. As for other resident landscaping concerns, the landscaping company has notified its workers that they should not interact or respond to request from individuals in the community. Any concerns or specific landscaping requests should be sent to our property manager, who will investigate the issue and forward

legitimately approved requests to the landscaping management directly.

Upcoming Painting Project: The next phase painting and exterior repairs project for the units in the first and second cul-de-sacs will be starting up shortly within the next few months. Homeowners and residents will be receiving direct mail notifications regarding the contractor's scheduling within the area. During the painting, drivers and dog walkers passing by the section should show consideration to the workers, who will be providing service in this phase of maintaining our neighborhood into the future.

The August HOA board meeting will be held virtually on Wednesday, August 10. Details will be sent out to homeowners prior to the meeting.

Association business management is provided by Westwind Management Group. Our association business manager is Sabrina, 303-369-1800, ext 142 or Sabrina@westwindmanagement.com. You may also contact interim administrator, Audrey at 303-369-1800 ext 117 or by email at audrey@westwindmanagement.com. Owners can also send requests and get general community information and account information at <https://portal.westwindmanagement.com>. New users will have to create an account with a username and password before using the site.

Kerry Reis
with input from the
Chimney Hill HOA Board

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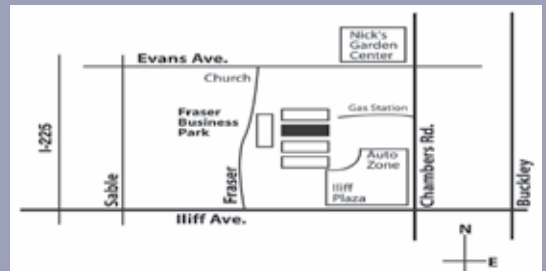
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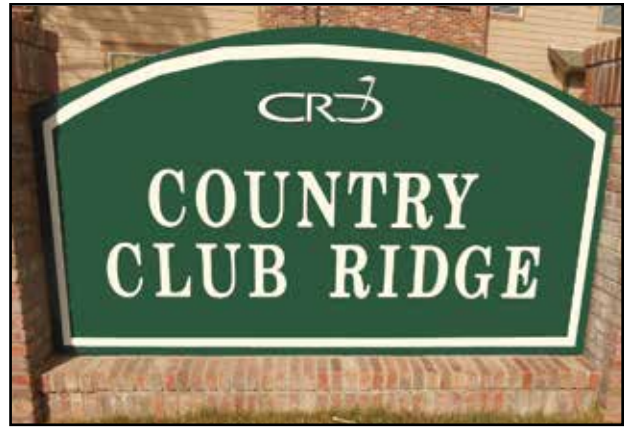
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Country Club Ridge



Announcing a New Landscape Company: Country Club Ridge Board of Directors announces a new landscape service provider, *Alex and Sons, LLC*. They have been contracted for lawn services through 2022. Alex and Sons comes with an excellent BBB rating and references. Due to an unresolved sprinkler leak, our lawns were dangerously underwatered and brown. Alex and Sons took on the repair and revitalization of grassy areas. There has been noticeable improvement over the last few weeks, but there are a few spots that require more attention. This is being monitored and treated. If the grass near

your home hasn't improved, please reach out to our Property Manager, Dan Anderson, to report this problem.

Exterior Changes and Improvements: Any changes to the exterior of your property – windows, screen doors, window screens to deflect golf balls, awnings, lighting – requires approval by the Board before the project is begun. There is an ARC Form available to complete this process.

Also, broken windows must be replaced within 30 days. Patios cannot

be used for storage. Only appropriate outdoor furniture is allowed and grills are limited in size and type.

Trash and Recycling: Republic Services is our trash and recycling provider. They pick up garbage every Tuesday morning. Recycling is collected every other week. In August, recycling days are 2nd, the 16th and the 30th. Republic requests that all trash is out by 7:00 am the day of pick-up. If you have large items, please contact the company before putting them out for pick-up. There may be a charge which you are responsible

to pay. Large item pick-up is not included in HOA dues. Labor Day is not considered a major Holiday by our provider, so trash pick-up will occur on Tuesday, September 6. Please recycle cardboard along with other household items. Here is the list of acceptable recycling.

- *Acceptable Solid Waste Materials:* Aluminum Cans, Aluminum Foil, Cardboard, Cereal Boxes, Glass Bottles, Household Plastics #1-7, Magazines, Mail, Paper, Paperboard, Phonebooks, Steel Cans.
- *Unacceptable Solid Waste Materials:* Aerosol Spray Cans, Plastic Bags, Styrofoam Containers, Tissue Paper, Wax Coated Cardboard.

Please do your part to keep Country Club Ridge a peaceful, beautiful, good place to live.

CAM Contact Information:

Dan Anderson II
Community Association Manager
danderson@metropropertymgmt.com
303-309-6220
Metro Property Management
10800 East Bethany Drive, Suite 235
Aurora, Colorado 80014

Thanks for being a good neighbor.

Judie Maurelli
Country Club Ridge
Board of Directors

Cobblestone Crossing

HOA Annual Meeting: The HOA's annual meeting is scheduled for Monday, August 8th at 6 pm and will be held in a conference room at the Heather Ridge Golf course. If you are unable to attend, please give your proxy to a Board member or send it to Accord Property Management. By the time you read this, you should have received additional information about the meeting from Accord Property Management. There will be two vacancies on the Board (Sarietha Ormsby moved, and Midge Miller opted not to run for a third term) leaving four Board members. Per Covenants, the Board can consist of three to nine members so if you are interested in serving on the HOA Board, please contact Alec Hrynevich at Accord Property Management (alec@accordhoa.com).

Landscaping Company: As previously reported, Metco is performing landscape maintenance this season. Please do not engage workers with spe-

cific requests. If there are concerns or questions regarding their activities, please contact Accord Property Management. Also, contact Accord if you observe any problems with sprinkler heads.

Pool: The pool is open!! A key is required for access. Please contact Accord Property Management for a replacement if you misplaced your key.

Reminders: Please ensure screens are in good shape. It's hail season so check with your insurance agent to ensure you have adequate coverage. Report broken branches, damaged edging and sidewalks to Accord Property Management. Owners are responsible for repairing/replacing damaged air conditioner pads.

Exterior Changes: Homeowners are required to submit an Architectural Committee Improvement (ACI) form for approval prior to making changes or additions to the exterior of the home. This includes installation of new doors and windows, installation of a satellite dish, new A/C unit (not replacement), gas line for gas fireplace, privacy fences or any changes to the Common Area. Failure to obtain approval prior to changes could result in a fine and/or removal, at owner's expense, of unapproved or incorrectly installed items.

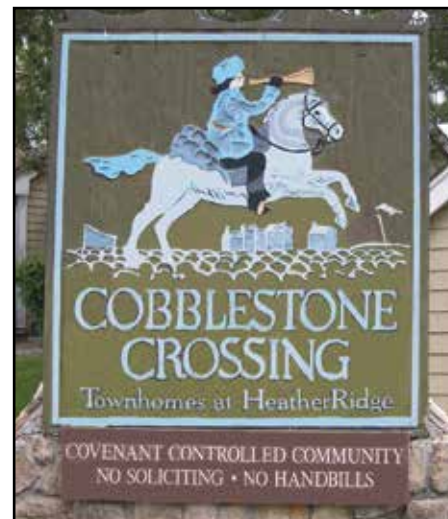
Accord Emergency Contact Number: If you experience an emergency after normal business hours and require assistance from Accord, please call 720-259-8019. While the following are important, they are **Not**

emergencies: noisy neighbors; illegally parked cars (unless it blocks your garage or parking space); architectural change requests; questions about account balances; covenant violations. As always, emergencies concerning health or safety should be addressed by calling 911.

Pets: There has been an increase in the number of complaints about pet waste. Remember, pets are not to be tethered on your patio or anywhere on the property, nor are they allowed to run loose. This applies to both dogs and cats. Be a responsible pet owner and pick up and dispose of pet waste immediately. . . this applies to all pets large or small! Contrary to popular belief, it's not fertilizer. Picking up after your pet is a city ordinance and failure to do so also represents a health hazard. Do not store the waste in a container outside – take it to the dumpster.

Common Area: Individual homeowner's plants and landscaping are not to encroach on the Common Areas of the property. Please keep this in mind when making plans for planting. Potted plants can sit on the rock areas. Also, per Association Rules and Regulations, nothing in the Common Area can be altered which includes hanging items in the trees and feeding wildlife, including but not limited to birds, squirrels, rabbits is also prohibited.

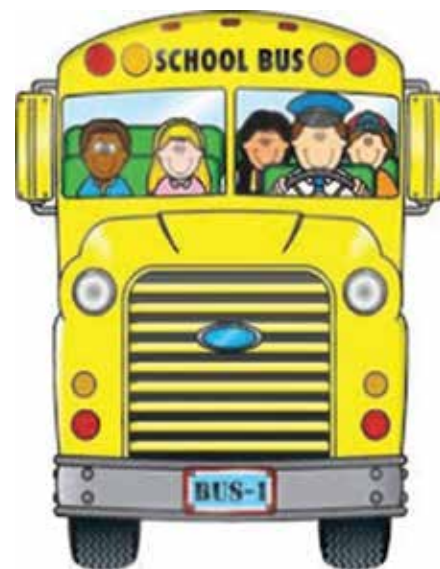
Trash: A reminder, it is the resident's responsibility to dispose of large items that don't fit in dumpsters. Please call Alpine/GFL at 303-744-9881 to arrange for large item



pick up. Also, be considerate of your neighbors and please break down boxes before depositing them in the dumpsters.

Parking: A reminder that residents are not to park in guest spots at any time and are subject to a boot or tow. Guest spots are to be used by visitors only, not by residents placing a guest tag in their vehicle. Be responsible and ensure your vehicle is parked between the lines and not encroaching on an adjacent space. Please review HOA Rules and Regs for complete parking regulations.

Midge Miller



Heather Ridge South



Management Information: For HOA management information please contact Sabrina Lopez at Westwind Management at 303-369-1800 x 142, sabrina@westwindmanagement.com or her assistant Audrey Brown, 303-369-1800 x 117, audrey@westwindmanagement.com. Accounting Representative DeEtt Glover 303-369-1800 ext 110, deett@westwindmanagement.com.

Parking: It is essential for us to keep our community's internal roads and driveways clear for resident use and access for emergency vehicles. At times, especially in certain areas of HRS, there are too

many cars and trucks in too small of a space to allow for the convenient and safe movement of vehicles.

Please prioritize use of garages for the parking of vehicles. Storage should be considered a secondary purpose of garages, with parking of the residents' vehicle(s) the primary purpose.

We ask that all residents, their guests, and their service providers (e.g. plumbers, mobile dog groomers, etc.) refrain from parking in areas labeled as "no parking" or "fire lane" or in areas blocking neighbors' driveways. If additional parking is needed on any given day for a unit, visitors need to utilize that unit's driveway, the HRS parking lots, or the city streets (i.e. Wheeling Way or Xanadu Way). Internal HRS roadways need to be kept clear for both vehicle and foot traffic.

And as a reminder, the HRS parking lots are meant for temporary parking. They are not to be used as long-term parking places. Storing or abandoning a vehicle in these lots risks a ticket or tow at the owner's expense. Please observe posted signs in these parking lots.

Fourth of July at the Community Pool: Residents and their guests have been giving the pool their full attention this year. The Independence Day weekend saw many families and others enjoying, using, and relaxing at the pool.

Swimmers are asked to wear proper pool clothing. Street clothes and under-garments are prohibited as swim attire because of chemical and

discoloration issues with our filters. This is also a public health issue.

Visitors are encouraged to use the gas BBQs and tools to whip up meals. Also, when you finish eating, please remove any food or plates and collapse the umbrella if open. . . nothing like a strong wind to become Mary Poppins.

Emergency Response by APD: Unless there is a threat to life, weapons, or actual bodily harm, the APD will respond as quickly as they can. In most cases, this means hours. Please let Westwind know if you have called the police. Call or email Sabrina so she can catalogue safety issues and any need to follow up.

Sewer and Drain Issues: Please be mindful of your sewer drain for backups. There are electronic devices to alert you to backups, so search the Internet if this is of interest. In the meantime, please practice good flushing techniques that include **No Personal Wipes**,

large amounts of toilet or other paper, and non-toilet items.

HRS does preventive maintenance on sewer lines twice a year. Our official plumber is Cronen's, and we recommend all residents, Realtors, and tenants use them because they know our sewer system and rules. If you have any questions, please contact Sabrina.

New Maintenance Company Onsite: Now that our friend Wayne has retired after many years of taking care of us, we are using Royal One. This company specializes in HOA maintenance work doing many of the things Wayne did – fixing, trimming, picking up, planting, removing, repairing, etc. They are on-site for 25 hours each week, so their duties, arrival, and departures are coordinated with Dave Elgin and Linda Hull. Between them and Sabrina, project lists are created and monitored as needed.

Please call Sabina with any questions.

Van Lewis, Meg Gose

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Heatherridgerealestate.com

Double Tree

Board of Directors: Double Tree continues to be a self-managed community. Board members include President Alison Ruger, Vice President Reggie Adams, Treasurer Aletha Zens, and Secretary Patt Dodd. The next board meeting has not yet been scheduled. Date and time will be posted on the mailboxes.

Trash and Recycling: Trash pick-up is every Thursday but will be delayed by a day if there is a holiday. Recycling days are every other Thursday, falling this month on August 4 and 18 and September 1. Remember to set your recycling out the night before, as they have been coming before 8 am. Please make sure you put your trash and recycle bins



back in your garage at the end of the day on Thursday, so they don't roll or blow around.

Recycling Refresher – you can recycle glass and plastic bottles, plastic “tub” containers, paper, cans, and cardboard. Please keep food and liquid out of your recyclables. Rinse them out before you put them in the bin. Also, **No** plastic bags or bagged recyclables, and **No** white “foam” packing material.

Maintenance Update: We are working with our tree service to do some major pruning on three trees that suffered some significant damage from the spring snowstorm. We still have two small stumps that need to be removed, but the equipment that takes out the stumps also digs the hole for the new trees. That will be accomplished at the same time, so we don't have to incur twice the expense.

Our grass has taken a hit due to the hot July weather. We are working with our landscaping company to adjust sprinkler times and to make sure that all of our areas are getting proper coverage. He has done extensive work on getting rid of the weeds in the hopes that we can get some grass in its place. In the meantime, please bear with us as we “fine-tune” this process.

The routine sewer clean outs were accomplished mid-June. We appreciate everyone's patience and cooperation in getting this done. The board would like to thank Bev Nosewicz for volunteering to facilitate this annual project.

Aging Pipes: Given the age of our sewer pipes, please be mindful of what you flush down the toilet. **Only** toilet paper, please. No facial tissues, no baby wipes, no personal hygiene products that claim to be “flushable,” because they absolutely are not!

HOA Dues: Your monthly assessment is due on the first of the month and is late and subject to a late fee after the tenth. If you mail your check, please mail it early enough to ensure that it arrives on time. You also have the option of dropping your check off at Aletha's.

Architectural Approval: If you are looking to make any improvements to the exterior of your home, remember you need approval from the Double Tree architectural committee. If you have any questions, please contact a member of the board. Also remember that the maintenance for your patio enclosure is your responsibility. Please take a walk around your enclosure and see if it needs a little TLC!

Insurance Coverage: As another reminder, please double check with your insurance company to ensure that you have adequate coverage with an HO-6 (condo) insurance policy. Also, confirm you have loss assessment coverage and verify that your coverage is adequate should there be a need for a special assessment. Also, with the huge increase in our property values of late, our insurance agent has advised us to all check that you have adequate coverage on our individual homes. You don't want to be under insured, should anything happen!

Guest Parking: **Please** have your guests park in the designated guest parking lots, not along (or even on) the sidewalk.

Website: If you would like access to the “residents only” section of the website (www.doubletreetownhomes.com), please send your email address to secretary@doubletreetownhomes.com.

Patt Dodd

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Burgundy



Monthly Board Meeting

Board Meetings are held every 2nd Monday at 6 pm at the Burgundy Clubhouse and virtually via Teams. Contact Sabrina Lopez to be added to the agenda. Homeowner participation is at the start of the meeting and much appreciated.

Board Members: President: Josh Ryines, VP:

Lori Foster, Secretary: Jasmine Ehrlich, Treasurer: Paige Cassara, Member at Large: Mundy Horton.

Burgundy is a Covenant Controlled Community

Management Contact Information

Main/Emergency: 303.369.1800. Website: www.westwindmanagement.com

Manager: Sabrina Lopez, 303.369.1800 ext. 142, sabrina@westwindmanagement.com

Admin Assistant: Audrey Brown, 303.369.1800 ext. 117, audrey@westwindmanagement.com

Accountant for Assessments: DeEtt Glover, deett@westwindmanagement.com

Update your email address with Westwind Management to receive community announcements

Please note that All homeowner correspondence should be sent to Audrey Brown (Design Improvement aka ACC Requests, Clubhouse Rental, Violation Reporting, etc.)

Friendly Reminders:

- Please properly dispose of cigarette butts – not only is it dry and fire danger high, it is also unsightly.
- Warm weather means open windows. Sound carries, so please keep music and sound at a reasonable level.
- Please take your car to a designated car wash in order to clean it – do not wash vehicles in the parking lot, increased water usage means increased HOA fees.
- Patios and front areas are not for storage – please keep them clutter and trash free.
- Owners who rent units, make sure your tenants understand HOA rules and knows who to contact in case of emergency. Inform Westwind of tenant information for contact purposes.
- Pickup after your pets and keep them leashed. We look forward to new dog waste stations to be installed soon!
- People suck and car theft happens, please remember to take valuables in with you and lock your car.

- The pool restrooms are accessible by using the key that opens the pool gate.

Golf Course is Not a Dog Park or Community Park. Pay and Golf or Stay Off.

Common Area: Potted plants or decorations are allowed in rock areas but not on the grass. Alterations of Common Areas are not allowed, including hanging items in trees. Feeding wildlife is prohibited. This includes the squirrels – they chew siding and fences. You are allowed one bird feeder in your space but not in trees.

Parking: Residents/Tenants are not allowed to use Visitor Parking at any time. Visitor parking is short term parking, 24 hours or less, and the New Unit Guest Pass must be in clear view. Violation will result in a tow.

School: School will soon be in session so slow down and watch for children crossing streets.



Warm Weather Reminders: Due to new City Ordinance and Fire Codes, firepits, grills capable of connecting to a propane tank larger than one-gallon, charcoal grills, and electric grills that ignite using a flame are not permitted within our community.

Architecture: Anything (**Studs Out**) must have Board approval: patios, windows, light fixtures, front doors, etc. Submit a “Design Improvement Form” found at www.westwindmanagement.com to Audrey Brown.

2022 Projects:

- Landscape company is JBK. Projects include updating landscaping by xeriscaping and tree maintenance. Please forgive the noise – if you would like to file a complaint, please email Audrey or call the police for proper documentation.
- A survey of Burgundy will be done to locate unused satellite dishes. Plan is to have all unused satellite dishes removed all at once. Look for more to come on this.
- We are planning on a community dump day – a 30 yard roll away will be brought in to aid in summer clean outs. Keep an eye out for more information!
- Know anybody handy? We are looking to retire our old Burgundy sign and replace it! Suggestions are welcome – please email Audrey and she will notify the Board.
- Our front flower bed is in need of a face lift! The social committee is looking for homeowners interested in helping plan and

plant flowers for the entryway flower bed. Please email Audrey if you are interested in helping out. We need people to help plan the layout and/or plant.

stricter recycling codes, contamination of non-recycling into the recycling containers, and to prevent overflow of trash, our community will no longer be providing recycling. Stay tuned for information regarding free recycling stations around Aurora!

Insurance: Make sure your Homeowner's Insurance includes HO6 Assessment coverage.

Jasmine Ehrlich

Trash Notice: Recycling bins will be replaced by regular trash bins. Due to

Strawberry

Management: Accord Management Company, 10730 E. Bethany Drive, Suite 280, Aurora, CO 80014, 720-230-7303. Kyle Thishkou is our manager, Kyle@accordhoa.com.

Board Members: Please welcome Faith Gillis to the Strawberry Board. Sonja Mooney, President, sonja.strawberry.hoa@gmail.com; Ersin Sulukioglu, Vice President, ersinsulukioglu@gmail.com; Eric Farley, eric.farley.hoa@gmail.com; Vickie Wagner, hrstrawberryhoa@yahoo.com. Member, Faith Gillis, faithstrawberryboard@gmail.com.


HOA Meetings: Our next HOA meeting will be held via Zoom on Thursday, August 18, 2022, at 6:30 pm. Information can be found on the property management company website <http://www.accordhoa.com>.

Security: Front Range Patrol provides security at Strawberry. Please use the following numbers when needed:

Non-Emergency: 303-627-3100
Emergency: 911
Front Range: 303-591-9027

Vickie Wagner






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Cobblestone

August of another summer, and once again, I am drinking the sun, and the lilies again are spread across the water.
— Mary Oliver



Many thanks to Joanne and Paula for organizing this year's July 4th festivities. Thanks to all the residents who participated in the fun and good food!

Project Updates:

Landscape Improvement Project: The final phase of this multi-year project started in mid-July. It will take about six weeks to complete. As a reminder, sod, shrubs and plants will be added to various spaces throughout the community. Drip lines will be installed in areas with new plants. Cobblestone will be added to spots that were missed last year. More details about this project will be shared by the Landscape Improvement Committee.

For the duration of this project, the board asks that all residents and homeowners do not engage with the workers or ask them to make changes. Following the completion of this project, a new set of landscape guidelines will be distributed to all residents.

New Signage: Most of the signs throughout our community will be replaced along with the addition of a few new ones. This work is scheduled for late July or early August.

Reminders:

HOA meetings occur the fourth Monday of the month. Homeowners are encouraged to attend to learn about



community updates and to offer input or feedback. Invitations for these virtual meetings are sent by Dave Stark, dstark@cchoapros.com.

Sharon Taylor

Fairway 16

Fairway 16 Property Manager at Advance HOA

John Guzman-Peonio, CMCA®, AMS®
Portfolio Manager
Team Leader – Management Services
303-482-2213 x235
303-495-5895 fax
john@advancehoa.com

Next HOA Board Meeting: Wednesday, August 17 at the clubhouse, 2600 S. Vaughn Way, starting at 6 pm. We have several new homeowners, in our community and we look forward to seeing you all there.

Board Members and Volunteers

Wanted: Our Board of Directors is not limited to five members. If you have an hour or two a month to contribute to your community, please consider serving on the board. Great communities like Fairway 16 are the result of engaged homeowners.

Pool Opening: The pool is open for residents and their guests. The easing of COVID restrictions will allow the pool and public bathrooms to be open and no restrictions on the number of residents within the pool area. However, pool users will still need to follow the basic posted pool rules and be respectful of other residents.

Parking Guidelines Reminder:

Guest parking spaces are reserved for short term guest parking. They Are Not for residents with multiple cars everyday parking or for overnight parking of commercial vehicles. Residents have room for 4 cars (two cars in their garage and two cars in their driveway). Additional vehicles and commercial vehicles must be parked on the street.

Irrigation: Water is our community's second biggest expense. The City of Aurora has issued watering guidelines that restrict our watering days and times. Per the city's guidelines, the sprinkler controllers are currently set to run three times a night (for a few minutes) and three days per week. This watering approach is called cycle and soak. Homeowners can help our conservation effort by not leaving water running for prolonged periods while washing cars, and installing water saver toilets, and water saver shower heads. Also, please report any

broken sprinkler heads and or leaks to our property manager.

Replacing the Old Declarations:

The Declarations is a document which defines the Fairway 16 HOA. That document along with the Bylaws and Rules and Regulations are referred to as our governing documents. Our Declarations were written when our community was first developed in 1973 and are no longer compliant with current Colorado state law governing common interest communities. The Board voted to pursue replacement by working with our attorneys. The initial cost for creating a new document will be around \$6,000, there may be additional expenses based on number of public meetings, mailings, and additional time spent with attorneys. Property owners, mortgage lien holders, and other interested parties of public record will be kept informed as this process moves forward. It is expected to be done by early 2023 subject to approval by 67 percent of homeowners.

Sewer Issues: We have had four major sewer-line back up issues last year. These issues are caused by a combination of three factors.

- 1) Older clay pipes,
- 2) Tree roots, and
- 3) Improper disposal of non-flushable paper products in toilets.

The HOA is responsible for clearing the pipes outside of your basement walls and cleaning up the unpleasant mess in basements that result from main sewer line backups, however the HOA is not responsible for replacing or repairing flooring, drywall, or furniture that might be damaged by

these backups. Homeowners should double check their homeowner's insurance policy to ensure coverage for these types of damages. The board is working on developing new standardized policies and processes for handling these events going forward.

Architecture: Any modification the outside of your home "Studs Out" is requires an architectural request and review by the Board. The land around your property is part of the common space of the HOA. You must have Board approval for windows, doors, A/C, electrical panels, solar panels, outside lighting, patio fence/wall alterations/decorations, flower gardens, satellite dishes, vents, skylights, holes placed in the outside walls, etc. Submit an architectural change request to our property management firm Advance HOA. . . attach photos if possible.

Important Contact Information:

Advance HOA
After Hours Emergency Maintenance
800 892 -1423

Barry McConnell



Sausalito



Hello Sausalito Residents,

- **Board Meetings:** The second Wednesday, 6:30 pm, each month via Zoom. We will continue to hold meeting by Zoom because it is convenient and encourages more homeowner participation.
- **Board Members:** President Sara Kersting, Vice President Suzy Koch, Treasurer Linda Chaisson, Secretary Patty Robinson, Architectural Committee: Patty Robinson (architecture), Suzy Koch (pool), Frazier Hollingsworth (unit exterior surfaces) and Sara Kersting (landscaping), Kelly Bailey (member-at-large)

- **Property Management:** LCM Property Management, 1776 South Jackson St. Suite 300, Denver, CO 80210. Property Manager: Suzanne Lopez, 303-221-1117 x 123, slopez@lcmppm.com. Billing Questions: Allison Weiss, 303-221-1117 x108, aweiss@lcmppm.com, 303-962-9382

- **After-Hours Emergency:** LCM 303-221-1117, Option 2

- **Landscape & Snow Removal:** Epic Landscape, call property manager first, emergency number only, 720-561-1568

- **Complex Security:** Brownstone Security, 720-879-4568, Randy Brown

- **Trash Pickup:** Alpine Waste & Recycling, 303-744-9881

- **Work Orders and Questions:** Log onto the lcmppm.com website for answers, work order submissions, architectural forms, paint requests. Also, you may bookmark for easy access <https://www.lcmpropertymanagement.com/Account/Login/48233/>

Meet and Greet: On Sunday afternoon July 17 Sausalito held a Meet and Greet for all residents of the complex. There was good food and fun socializing. It was nice to see our community enjoying each other's company and meeting new neighbors. A big thank you to all those that help with sharing tables, bringing food and other items to help make this a great neighborhood event.

Landscape: We are midway through the summer season. Our new landscaper is about one third of the way through this phased project of repairing and repositioning sprinkler heads on our aging sprinkler system. The heat of July is a good time for the landscaper to see if areas addressed already are responding. It is also a good time to see where the next priorities are. The main hope is to use our water more conservatively and more accurately. Please, we continue to ask for all to show extra patience this season. The changes will develop over the summer and are not a quick fix. We will be looking at areas that grass will not grow and bidding out rocking these problem areas.

Annual Meeting: We are trying something new this year. It is a hope this outside venue will help with social distancing. The meeting will be held on the required day of the second Monday of August. It will be on the lawn near the Victor Street pool on August 8, 2022 at 6:30 pm. Please bring a chair if you would like to sit during this meeting. The regular monthly meeting will be held on Zoom on August 10 at 6:30 pm.

Architectural Approvals Reminder: Most changes to the exterior of your units must be approved by the HOA Board. The approval is for items such as but not limited to windows, doors, gas lines, HVAC and solar panels. For example, there are color, type and position restrictions. These changes must be performed by a bonded contractor. It is always best to contact the property manager before starting any exterior project to get clarification on what is

needed. The Architectural Form for approval is available on our website.

Siding: Summer is a good time for you to take a good look at your unit's exterior. This is to make sure that your landscape or household items are not creating issues to the siding, the roof or for your neighbors especially inside patios. The patios are not easily seen by most but if you do know of an issue, please report it to the property manager. Trees and all forms of landscape in your patios are the homeowner's responsibility. If these items are touching or are too near the siding, fencing or roofing the homeowners are responsible for any damage caused. Small containers of paint in the exterior colors of gray and blue are available if you have a need to do some touch up. Please contact property manager to make arrangements to receive this paint.

Security: Please remember to lock your cars and remove visible personal items in cars. Please lock all your doors and windows when not in use. Garage doors must be closed at all times when not in active use as stated in the Rules and Regulations. This is for your security and for the safety of your neighbors as well as appearance reasons. Parking cars on any portion of autocourt is not allow. This common area is to remain open for easy access for all neighbors.

Grounds and Pets: The grass where pets relieve themselves are problem areas for landscaping. When possible, please try to get your pets to relieve themselves where damage cannot occur. Please help with keeping our property looking it's best.

If you see some trash pickup if possible. Of course, as always, pick up pet waste at the time of your pet's relief and dispose of in your trash. It's is much appreciated if you pick any random weed!

August homeowner checks you can perform some on your unit to maintain condition, safety, market value and reduce the need for those expensive repairs and maintenance.

Check AC refrigerant levels and change filters, clean any mold or mildew that might be growing, check if ceiling fan blades are pushing air down, clean out hair/other debris from sink and tub drains, remember No flushable wipes down toilets and drains. Vacuum coils behind refrigerators. This will help keep your lemonade colder too!

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August 2022

Children's Museum of Denver

Museum will be open Wednesday - Sunday by reservation only. Masks are required inside the Museum for all guests ages 2 and older, regardless of vaccination status.
2121 Children's Museum Dr, Denver
303-433-7444
mychildsmuseum.org

Fine Arts Center Museum, Colorado Springs

Free Day — August 13, 10 am-4 pm. Advance reservations, class registration, or ticket purchase are required to visit the Fine Arts Center. 30 West Dale Street, Colo Springs
719-634-5581, csfineartscenter.org

Denver Museum of Nature & Science

Per the Denver Department of Public Health & Environment, masks are required for everyone ages 2 and up. All guests are required to have a timed ticket for entry into the Museum. A separate, timed ticket is also required for all guests for: temporary exhibitions, Discovery Zone (free), and Space Odyssey (free). Face coverings required

2001 Colorado Blvd., Denver
303-370-6000, dmns.org

Denver Botanic Gardens

Free Day — Tuesday, August 16. Advanced online registration is required to ensure that we can accommodate people safely given ongoing COVID-19 concerns. Free Days are for regular Gardens hours only and do not include ticketed events. Masks are required indoors for all visitors ages 3 and older.
1007 York Street, Denver
720-865-3500, botanicgardens.org

Chatfield Farms

Free Day — Tuesday, August 16. Advanced online registration is required to ensure that we can accommodate people safely given ongoing COVID-19 concerns. Free Days are for regular Gardens hours only and do not include ticketed events. Masks are required indoors for all visitors ages 3 and older.
8500 W Deer Creek Canyon Rd, Littleton 720-865-4346, botanicgardens.org/chatfield-farms

Plains Conservation Center

Free Day: Thursday, August 18, 9 am-2 pm
Free Days at Plains Conservation Center are a joint effort by Denver Botanic Gardens and the City of Aurora. Advance registration is not required. Visitors will not be allowed entry without adequate masks covering their mouth and nose, which must always be worn by adults and children 3 and over, except while eating or drinking.
Hours: 9 am - 2 pm
720-865-3500

Denver Zoo

Denver Zoo will be limiting the number of visitors per day. Online tickets are required for all guests, including Denver Zoo members (free) and children two and under (free). Timed tickets are staggered every 15 minutes. Tickets will not be available at Denver Zoo and must be reserved online. Masks are required indoors at Denver Zoo for guests 2+.
2900 E 23rd Ave, Denver
720-337-1400

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